



## Clean Energy Future Committee

Date: April 19, 2024

Time: 8:15 – 9:30 a.m.

Hybrid Format Meeting

### Minutes

#### Attendance:

- Members Remote: Aimee Graeber, Amos Meeks, David Morgan, Marc Breslow, Pasi Miettinen, Ryan Katofsky (as Chair), Shelly Dein
- Members In-person: Talia Fox
- Members Absent: Eric Helmuth, James Feeney, John Alessi, Jim DiTullio, Nellie Aikenhead
- Also attending: Alan Jones, Brucie Moulton, Derek Lyons, Elisabeth Car-Jones, Pat Hanlon

R. Katofsky convened the meeting at 8:18 am.

#### • **Virtual Meeting Reminders**

- If there is a technical failure, we will try to relaunch the meeting three times.
- If we are unable to relaunch and there are more than 20 minutes left in the meeting, the CEFC will reconvene the following Friday.
- If there are fewer than 20 minutes left, the CEFC will carry the remaining agenda items forward to the next meeting.

#### • **Review and Approve 2/23/2024 and 3/22/2024 Meeting Minutes**

- February 23, 2024 minutes were reviewed and approved with A. Graeber abstaining.
- March 22, 2024 meeting minutes were reviewed with edits for spelling during meeting. Approved unanimously.

#### **1. Article 30 presentation & discussion.**

- Elizabeth Carr-Jones, Green Streets Arlington

Article 30 would require trees or photovoltaic canopies to shade parking lots with greater than 25 spaces. The idea was developed during the process for MBTA communities. A heat map from the Wicked Hot Mystic project showed ground level temperatures were higher in areas of Arlington with more pavement and fewer trees. The heat map showed the lowest temperatures in Arlington were forested areas.

Proposing that the Town amend the zoning bylaw pertaining to parking lots of more than 25 spaces, which currently requires landscape areas of at least 8% of the paved area that are at least 4 feet wide. The proposal adds that shade be provided by either including one shade tree for every 8 parking spaces, with each space being within 32 feet of a tree, or to provide solar canopies to cover at least 50% of the paved parking lot.

The proposed regulations for trees are from Lexington's zoning bylaws. One tree for every 8 spaces is a simple way to balance the area of the tree canopy with the pavement and the 32 foot distance requirement distributes the trees on the lot. Provisions are also included to provide for the success of the new shade trees and preserve existing ones.

The solar panel or photovoltaic canopy language is taken from Arlington zoning bylaws. It appears in the heat mitigation requirements for parking lots in our industrial zones, where solar panel canopies with 50% coverage are an available mitigation method.

An example, Whole Foods Parking lot currently contains 81 parking spaces, 0 shade trees and 0 solar panels. Perimeter trees are growing on adjacent properties. Adding 50/50 shade trees and solar canopy would yield 80 parking spaces, 5 shade trees, and 192 solar panels.

Some parking lots would lose spaces, the number of parking spaces lost would depend on the parking area layout. Approximately 70 parking lots in Arlington have 75 spaces or more. About 15 were added in the past 25 years. New developments may not have more than 25 parking spaces and the article would not be retroactive, only applicable for new developments. Major change is not yet defined in the proposal.

Taller trees may shade EV panels. Trees on bordering property would apply to the parking lot tree shade.

Heat map was done in 2021 as part of the Wicked Hot Mystic project. Pursuing questions related to energy reduction, and amount of electricity generated by solar panels may be more relevant to CEFC.

No official vote from CEFC to endorse Article 30.

## **2. Updates**

### **a. ACE Contract Renewal**

- T. Fox

ACE contract signed default is equal to 100% total class I renewable energy. The price is also lower than the current ACE basic price by 2.5 cents. A lot of community support to make the default 100%. Arlington is the first in the state to increase rate for renewable to 100%. The 100% is 100% total class one renewable energy certificates, always 100 total. First year 76% is added. Contract begins in November through December 2027. Likely Eversource rates will be cheaper than the ACE

contract, as Eversource rates usually decrease during summer, which could influence residents opting out. Will monitor for residents opting out.

The longer terms yield a slightly cheaper price. The market is likely more favorable now than it was 2 years ago. Going over a certain amount of energy certificates means Arlington is unable to buy certificates from Green Energy Consumers Alliance, a nonprofit. The certificates are instead being purchased through the supplier. Purchasing through a nonprofit allowed for itemized deductions, but the amount potentially deducted may be too small for many to write off anyway.

Goes into effect in November, to be seen on bills received in December

#### **b. Warrant Article 11 & Fossil Fuel Free Demonstration Program**

- T. Fox

Submitting an FAQ document for the Town Meeting. Town Meeting wants 'commercially unviable' to be clarified in guidelines. FFF bylaw takes effect May 21st. The Town held a builders' forum to provide more information about the FFF bylaw. A representative from Mass Save presented about incentives available. A couple of contractors complained about increased costs. It is a pilot program, so the Town will be curious to understand the actual costs of projects once the project is underway.

Questions from the CEFC: Was this complaint related to type of building? Are builders taking into account all types of tax credits and rebates? Some complaints may not be factoring all of these benefits in. Concern seemed to be around larger residential construction and issues related to the Stretch Code that were separate from the all-electric issue. Builders are not typically used to applying for rebates.

The builders' forum was not recorded. The intent was for the forum to be a place where people could be candid. Will be recording a version of the presentation to go on the website with an FAQ.

#### **c. Green Communities Projects**

- T. Fox

- Heat pumps going into Jarvis House (on pleasant Street, houses legal team), building will now be fully electrified
- More to come on geothermal at Thomspen

#### **• Confirm Next Meeting Date May 24<sup>th</sup>**

Discussed potentially moving the next meeting from May 24<sup>th</sup> to May 17th. Next meeting date remained unchanged.

#### **• Other items to discuss**

-T. Fox

Derek Lyons would like to assist with visualization of progress for NZAP and CEFC

T. Fox moved to adjourn, A. Meeks seconded. Unanimous vote in favor to adjourn.

Submitted by Aimee Graeber 6/17/2024